



Hallandale Beach
PROGRESS. INNOVATION. OPPORTUNITY.



COMMUNITY OUTREACH PROGRAM

Construction Talk



Welcome

Sergio T. Ascunce
Building Official



Welcome

Construction Talk is a series of community outreach programs designed to inform our customers about the permitting and inspection process in Hallandale Beach

Construction Talk

- It is an opportunity to hear from our customers
- It's part of our goal to make doing business easier
- Informational handout
- You will have an opportunity to have your questions answered by key staff

Construction Talk

Objective:

Participants should gain an overall understanding of the permitting and inspection process within the City of Hallandale Beach

Overview

Discussion Topics:

- Permitting and Inspections
- Tree Permits
- Fire Safety

Supplemental Information:

- Broward County Environmental Permits
- Sunshine 811 “Call Before You Dig”

Welcome

Key Staff:

Charles Wu, Development Services Director

cwu@cohb.org 954-457-1375

Daniel Sullivan, Fire Chief

dsullivan@cohb.org 954-457-1476

Sergio T. Ascunce, Building Official

sascunce@cohb.org 954-457-1385

Althea Jefferson, Planning Manager

ajefferson@cohb.org 954-457-1380

Jennifer McMahon, Engineering

jmcmahon@cohb.org 954-457-3712

Welcome

Key Staff:

Raul Alvarez, Chief Structural Inspector
ralvarez@cohb.org 954-457-3002

Chris Swain, Chief Electrical Inspector
cswain@cohb.org 954-457-1387

Robert Stewart, Chief Plumbing Inspector
rstewart@cohb.org 954-457-1388

Julio Briceno, Chief Mechanical Inspector
jbriceno@broward.org 954-457-1302

Gregg Pagliarulo, Division Chief
gpagliarulo@cohb.org 954-457-1477



Hallandale Beach

PROGRESS. INNOVATION. OPPORTUNITY.

DEVELOPMENT SERVICES DEPARTMENT
BUILDING DIVISION

Permitting and Inspections



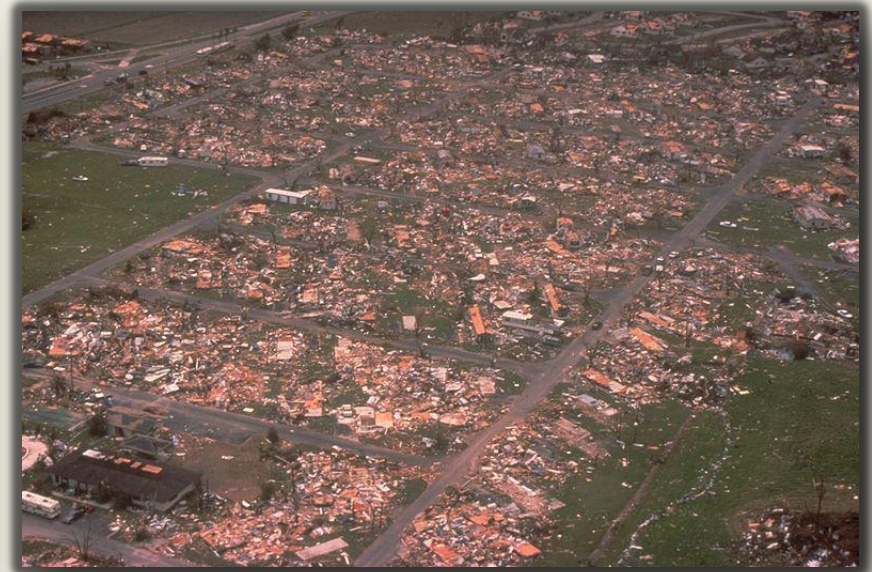
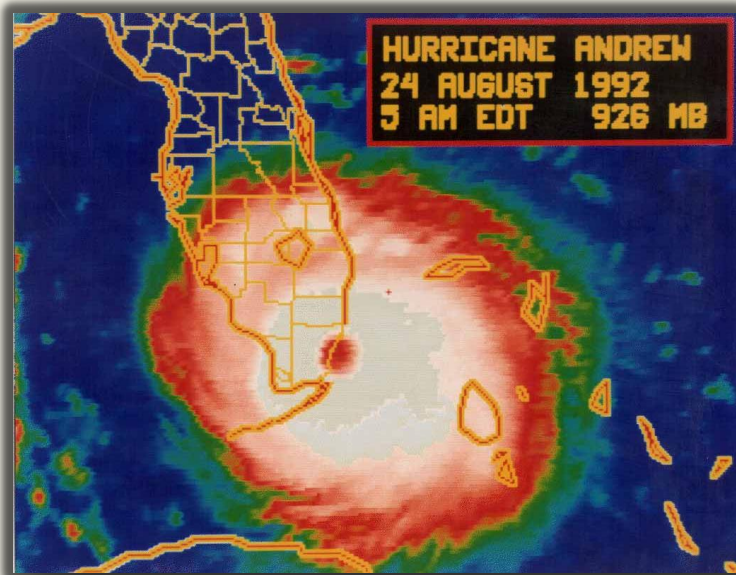
Our Mission

Mission Statement

The Building Division is a professional organization committed to preserving the health, welfare and safety of its residents, businesses and the general public through effective and efficient code enforcement.

Why do we need codes?

- **Hurricane Andrew (1992)**
 - Ravaged the southern portion of South Florida.
 - Approximately \$30 billion in damage in total.



Why do we need codes?

- **Intent of Codes**

- Provide reasonable controls for the design, construction, use, occupancy, and maintenance of buildings.
- Purpose of building codes is to establish the minimum requirements to safeguard the public health, safety and general welfare of life and property.



Why do we need codes?

- Building housing Garment Factories
- Last Month
- Over 1,100 dead
- 8-Story Complex
- 3 Floors were illegally added containing heavy machinery



Reuters 3 hr ago | By Reuters



SHARE
0



TWEET
0



EMAIL

Rescuers searched all morning for survivors trapped in rubble after a garment factory near Dhaka, Bangladesh, collapsed. One shop owner said his store supplied Wal-Mart.



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Why do we need codes?



The
Station
Nightclub
Fire



Hallandale Beach
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Why do we need codes?

- **Hurricane Zone:**
 - All of Broward County
 - Designated as a High Velocity Hurricane Zone
 - Elevated Wind and Impact Standards
 - HVHZ Code Sections

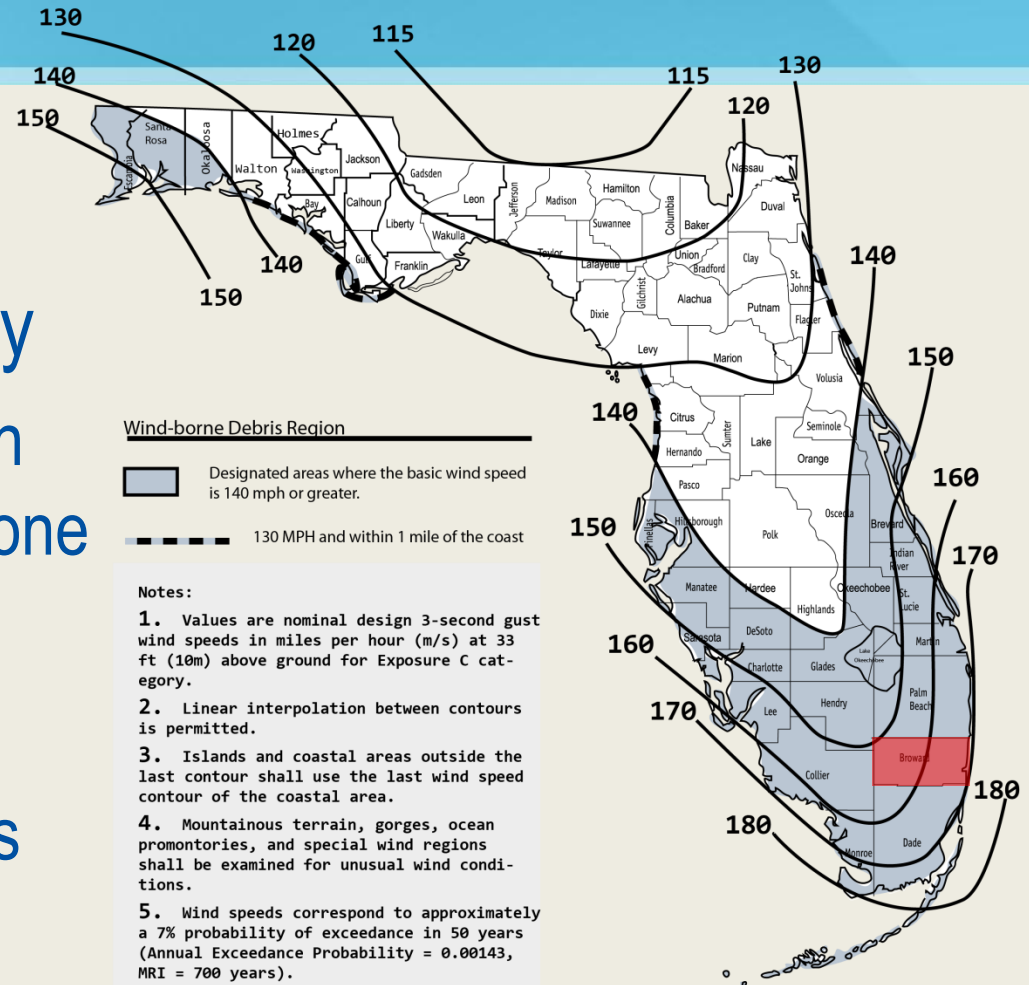


Figure 1609A Wind-Borne Debris Region, Category II and III
Buildings and Structures except health care facilities

Permitting Information

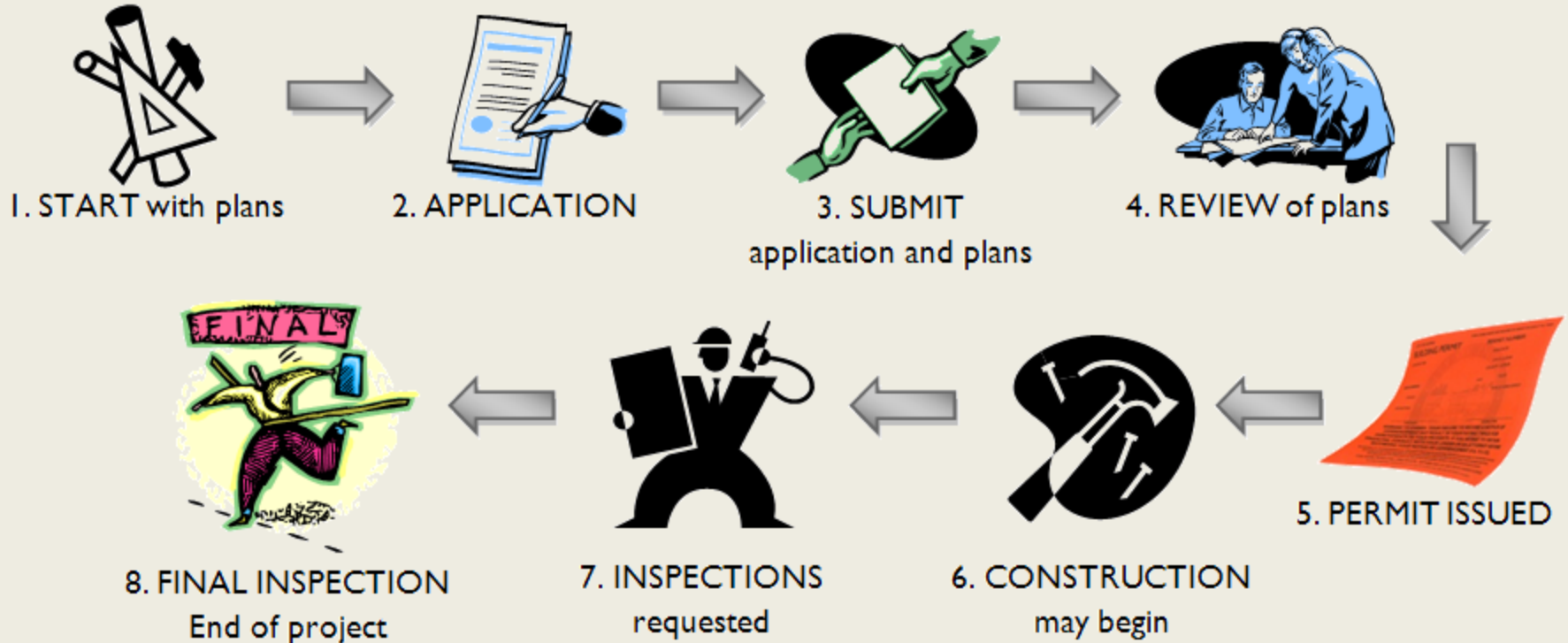
Permitting starts with a need:

1. Remodeling
2. Repairs & Maintenance
3. Alterations
4. Additions
5. New Construction



Permitting Information

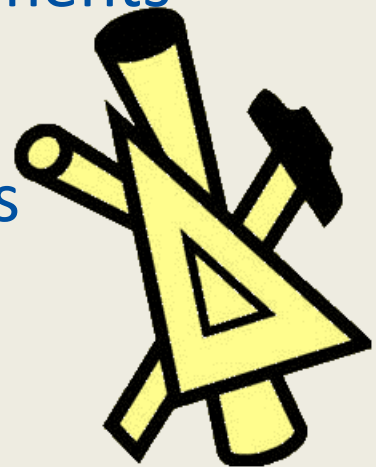
Permit Process in a Nutshell



Permitting Information

- **Start with Plans**

- Hire a qualified architect or engineering professional to produce the drawings required for permitting
- Design Professionals know the codes
- State licensed to produce technical documents
- They are the owner's consultant
- Help guide the owner in making decisions



Contractor Information

- **Who can perform the construction work?**
 - Hire a licensed and insured contractor to perform the work
 - Owner-builder permit for single family, duplex, townhome, mobile homes and business property owners
 - The law does not make provisions for owner-builder permits for condominium owners or tenants
 - Check references and research State and County websites

Contractor Information

- **Why a licensed contractor?**
 - Accountability/Responsibility
 - Regulated by State and/or County
 - Required to have liability and worker's comp insurance
 - Florida Homeowner's Construction Recovery Fund by State (for State licensees)
- **Unlicensed Contractors**
 - Not regulated
 - Contract is not enforceable
 - Risk of losing all your money
 - Quality of work

Functionality?



Contractor Information

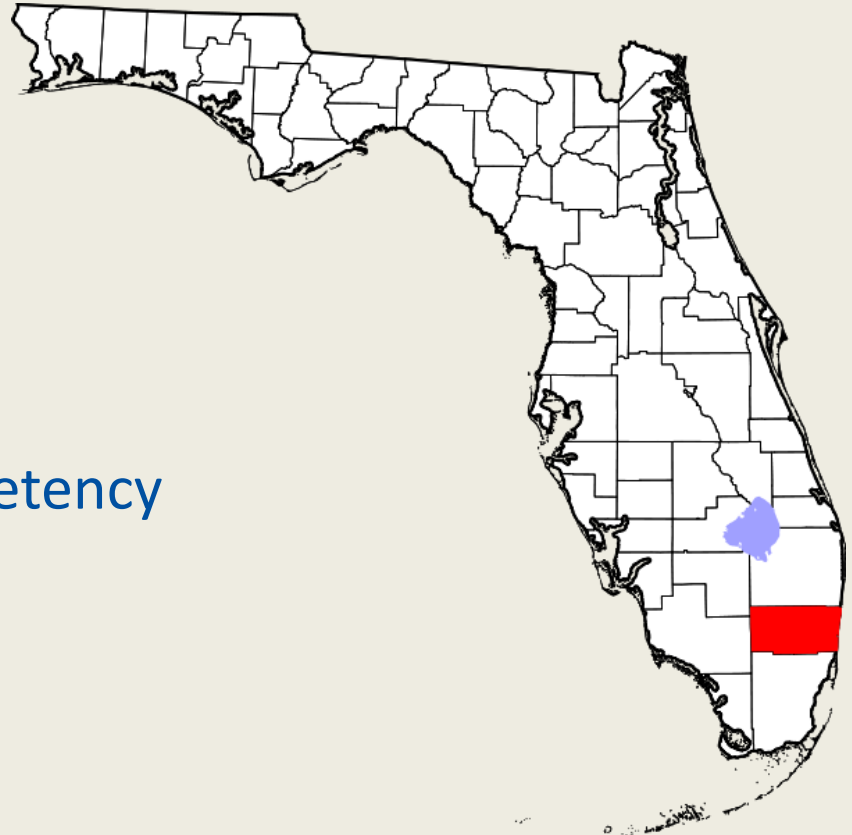
- **Types of Licensed Contractors**

- State of Florida

- Certified

- Broward County

- Certificate of Competency
 - Registered



Contractor Information

- **State of Florida Licensed Contractors**
 - General, Building, or Residential Contractor (Div 1)
 - Trade Contractors (Electrical, Plumbing, Mechanical) (Div 2)
 - Other categories include: roofing, swimming pool, solar, glass & glazing (Specialty)
- **Regulated by State Statute 489, Part 1 and Chapter 61G4 of the Florida Administrative Code**

Contractor Information

- **Advertising**
 - Every contractor must include his or her license number on business cards, business proposals, contracts, newspaper ads, radio and television, internet sites, phone directories, handbills, billboards, flyers, magazines, signs on vehicles, etc.
 - FS 489.119(5)



Contractor Information

- Verifying State of Florida Contractors
 - www.myfloridalicense.com/dbpr



The screenshot shows the DBPR Online Services website. The header includes the Florida Department of Business and Professional Regulation logo and the text "DBPR ONLINE SERVICES". A navigation bar contains "Log On" and "Home". The main content area is titled "Licensee Search" and includes a paragraph explaining the website's purpose. Below this is a "Select Search Type" section with four radio button options: "Search by Name" (selected), "Search by License Number", "Search by City or County", and "Search by License Type". At the bottom right of the search area are three buttons: "Search", "Clear", and "Back". The footer contains the address "1940 North Monroe Street, Tallahassee FL 32399", email "Customer Contact Center", and phone number "850.487.1395".

Florida Department of
Business
Professional
Regulation

DBPR ONLINE SERVICES

Log On Home

2:38:50 PM 12/19/2012

Search for a Licensee
Apply for a License
View Application Status
Find Exam Information
File a Complaint
AB&T Delinquent
Invoice & Activity
List Search

Licensee Search

The DBPR Online Services website provides information about applicants and licensed individuals for those professions and businesses that are regulated by the Department of Business and Professional Regulation. If you would like to download general information (e.g. mailing addresses) about a particular group, please visit our free download site by [clicking here](#).

Select Search Type

☒ Search by Name
☐ Search by License Number
☐ Search by City or County
☐ Search by License Type

Search Clear Back

1940 North Monroe Street, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

Contractor Information

- **Who can you call at the State?**
 - Department of Business & Professional Regulations (DBPR)
 - Customer Contact Center: 850-487-1395
 - Questions about a licensed contractor
 - Complaints about a licensed contractor
 - Visit: www.myflorida.com/dbpr
 - Unlicensed Activity
 - Hotline 1-866-532-1440 or email: ULA@dbpr.state.fl.us
 - www.myflorida.com/dbpr

Contractor Information

- **Broward County Licensed Contractors**

Registered

- Certificate of Competency issue to General Building A, B, C
- Trade Contractors (Electrical, Plumbing, Mechanical)
- Limited Specialty Contractors
 - Shutter, Awning, Fence, Flooring, Carpentry, Cabinetry, Window & Door
- Regulated by State Statute 489 Part 1 and the Broward Code of Ordinances Chapter 9
- Same advertising requirements as State contractors

Contractor Information

- Verifying Broward County Licensed Contractors
 - <https://dpep.broward.org/BCS>

Permitting, Licensing & Consumer Protection Division [Microsoft Translator](#) [Google Translate](#)

BROWARD.org
Our Best. Nothing Less.

[Broward Home](#) [County Commission](#) [Living in Broward](#) [Doing Business](#) [Visiting](#)

Search for Contractor License

Select one of the three search methods to find the Contractor Licenses

Search by Contractor First and Last Name

Last Name:

First Name:

OR Search by Contractor License Number

CC Number:

OR Search by Contracting Firm Name

Contracting Firm:

Account
[Sign In](#)

Broward
[PLCP Home](#)
[Home](#)
[New Account Setup](#)

Permits
[Search for Permit](#)
[Search for Address](#)

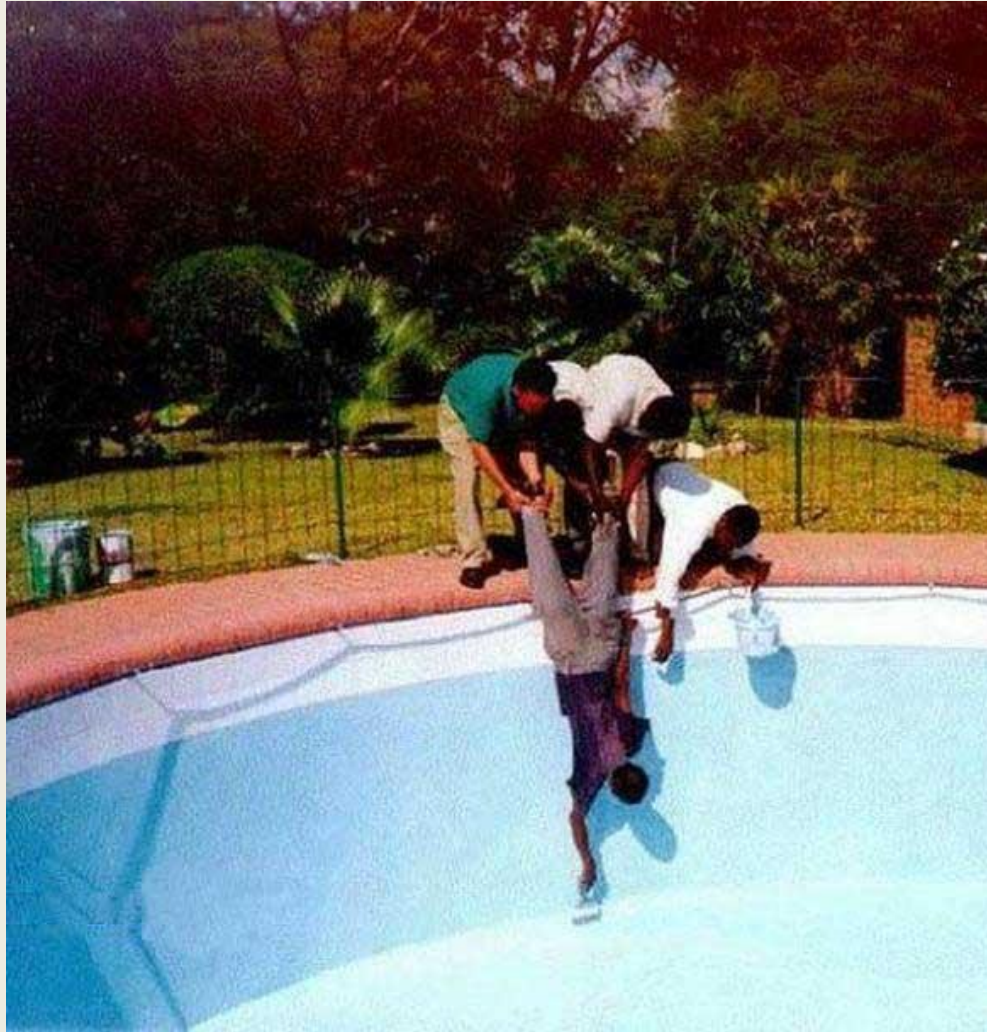
Contractor Licenses
[Find My Licenses](#)
[Search for License](#)
[Renew License](#)

Elevators
[Search for Elevator](#)
[Renew Elevator Certificate](#)

Contractor Information

- **Who can you call at the County?**
 - **Permitting, Licensing and Consumer Protection:
954-765-4400 option 2**
 - Questions about a licensed contractor
 - Complaints about a licensed contractor
 - Visit: www.broward.org/permittingandlicensing
 - **Unlicensed Activity**
 - 954-765-4400 option 2 or email: hacruz@broward.org

Teamwork? Liability?



Permitting Information

- **You have plans and you have a contractor, what's next?**
 - Submit to County for environmental approval
 - Complete a permit application with your contractor
 - Gather the submittal documents
 - Plans
 - Specifications
 - Any additional support documents
 - Have your contractor submit for permit

Permitting Information

- **Location:**
 - City Hall - Building Division
 - 400 S. Federal Hwy
 - Hallandale Beach, FL 33009
 - (954) 457-1383
- **Hours (Mon – Fri):**
 - Counter 7:30 am – 4:00 pm
 - Office 7:30 am – 5:00 pm



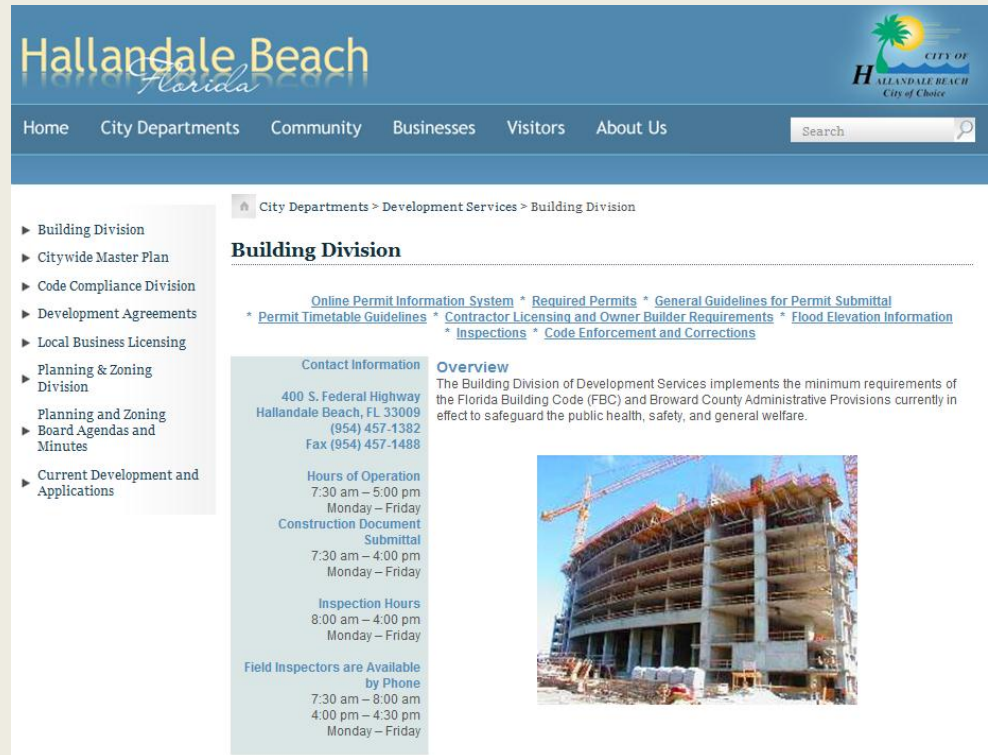
Permitting Information

- **Website:**

Building Inspections Division

- Application and Forms
- Online Permitting
- Personnel Phone Numbers
- Flood Elevation Information
- General Information

www.hallandalebeachfl.gov



Hallandale Beach
Florida

Home City Departments Community Businesses Visitors About Us Search

City Departments > Development Services > Building Division

Building Division

[Online Permit Information System](#) * [Required Permits](#) * [General Guidelines for Permit Submittal](#)
 * [Permit Timetable Guidelines](#) * [Contractor Licensing and Owner Builder Requirements](#) * [Flood Elevation Information](#)
 * [Inspections](#) * [Code Enforcement and Corrections](#)


Contact Information
 400 S. Federal Highway
 Hallandale Beach, FL 33009
 (954) 457-1382
 Fax (954) 457-1488

Hours of Operation
 7:30 am – 5:00 pm
 Monday – Friday
Construction Document Submittal
 7:30 am – 4:00 pm
 Monday – Friday

Inspection Hours
 8:00 am – 4:00 pm
 Monday – Friday

Field Inspectors are Available by Phone
 7:30 am – 8:00 am
 4:00 pm – 4:30 pm
 Monday – Friday

Overview
 The Building Division of Development Services implements the minimum requirements of the Florida Building Code (FBC) and Broward County Administrative Provisions currently in effect to safeguard the public health, safety, and general welfare.



Permitting Information

• Application

- Used to identify the nature of the permit.
- Describes who is seeking the permit, on which property, and for what type of work.
- Form will contain the signatures of the property owner and the contractor.

CITY OF HALLANDALE BEACH Building Division				Application # _____		
400 S. FEDERAL HWY., HALLANDALE BEACH, FL 33009				COP # _____		
PH: (954) 457-1383 FAX: (954) 457-1488				Associated Permit # _____		
Building _____		Roofing _____		Fire _____		
Mechanical _____		Electrical _____		Plumbing _____ Gas _____		
Property Owner	Name: _____		Phone: _____		Email: _____	
	Address: _____		City: _____		State: _____ Zip: _____	
	Read Statement Below:					
	Signature of Owner: _____					
	Fee Simple Titleholder's Name (if other Than Owner): _____					
	Fee Simple Titleholder's Address (if other than Owner): _____					
	State of _____ County of _____					
	Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____					
	by _____ (Print property owners name)					
	Personally Known _____ or produced _____ as ID					
Notary _____					Stamp _____	
Architect or Engineer	Name: _____		Phone: _____		Email: _____	
	Address: _____		City: _____		State: _____ Zip: _____	
Job Site	Address: _____ Hallandale Beach, Broward					
	Job Name: _____ Folio Number: _____					
	Legal Description: _____					
Description of Work	Current Occupancy Group: _____		Current Occupancy Group: _____		Construction Type: _____	
	New: _____	Addition: _____	Alteration: _____	Repair: _____	Demo: _____	
Bonding Company	Name: _____		Name: _____		Name: _____	
	Address: _____		Address: _____		Address: _____	
Mortgage Company	City/State: _____		City/State: _____		City/State: _____	
	Code in Effect: Florida Building Code 2010 And the Florida Fire Prevention Code 2010					
Warning to Owners your failure to record your notice of commencement may result in your paying twice for building improvements to your property. A notice of commencement must be recorded and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your notice of commencement.					For City Use Only:	
Owners Affidavit: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning					Structural: _____ Date: _____	
STATEMENT: Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.					Mechanical: _____ Date: _____	
NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county.					Electrical: _____ Date: _____	
					Plumbing: _____ Date: _____	
					Engineering: _____ Date: _____	
					Zoning: _____ Date: _____	
					Fire: _____ Date: _____	
					Flood Zone _____ Unpermitted Work _____	
					Proposed Finish Floor Elevation _____	
					City Time Stamp _____	

Permitting Information

• Application

- Back of application is used to identify sub-contractors
- Need all sub contractor applications before issuing permit
- All contractors must be registered with the Division

	Application #	COP #
Contractor	Name: _____	Phone: _____
	Address: _____ City: _____	State: _____ Zip: _____
	License # _____	Email address: _____ Value of Work: _____
	I acknowledge the requirement to secure the site, equipment and materials from high wind events.	
	Print name of Qualifier: _____	Signature of Qualifier _____
	State of _____	County of _____
	Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20 _____	
	by _____ (Print name of qualifier)	
	Personally Known _____ or produced _____ as ID	
	Notary _____	Stamp _____
Mechanical / Fire Contractor	Name: _____	Phone: _____
	Address: _____ City: _____	State: _____ Zip: _____
	License # _____	Email address: _____ Value of Work: _____
	I acknowledge the requirement to secure the site, equipment and materials from high wind events.	
	Print name of Qualifier: _____	Signature of Qualifier _____
	State of _____	County of _____
	Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20 _____	
	by _____ (Print name of qualifier)	
	Personally Known _____ or produced _____ as ID	
	Notary _____	Stamp _____
Electrical / Fire Contractor	Name: _____	Phone: _____
	Address: _____ City: _____	State: _____ Zip: _____
	License # _____	Email address: _____ Value of Work: _____
	I acknowledge the requirement to secure the site, equipment and materials from high wind events.	
	Print name of Qualifier: _____	Signature of Qualifier _____
	State of _____	County of _____
	Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20 _____	
	by _____ (Print name of qualifier)	
	Personally Known _____ or produced _____ as ID	
	Notary _____	Stamp _____
Plumbing / Fire Contractor	Name: _____	Phone: _____
	Address: _____ City: _____	State: _____ Zip: _____
	License # _____	Email address: _____ Value of Work: _____
	I acknowledge the requirement to secure the site, equipment and materials from high wind events.	
	Print name of Qualifier: _____	Signature of Qualifier _____
	State of _____	County of _____
	Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20 _____	
	by _____ (Print name of qualifier)	
	Personally Known _____ or produced _____ as ID	
	Notary _____	Stamp _____

Permitting Information

Who signs the permit as owner?

- The property owner!
 - Assign to tenant as agent
 - Exercise a Power of Attorney
 - Simple notarized letter from property owner
 - Lien Law Notification
 - Notice of Commencement

Permitting Information

- **Work exempt from permit**
 - General maintenance or repairs if value does not exceed \$1,500*
 - Plumbing: stopping of leaks in drains, clearing of stoppages in pipes, or repairing of leaks in faucets*
 - Roofing: maintenance or repair if value does not exceed \$1,500*

(*All work performed by a licensed contractor)

Permitting Information

- **Emergency Repairs**

- Where equipment replacement and repairs must be performed in an emergency situation

- Apply for permit the next business day
 - Examples: water heater, air conditioning unit
 - By licensed contractor



Services Available

- **Walk-thru vs. Drop-off**
 - **Walk-thrus** allow for the submittal, review, and possible issuance of a permit on the same day
 - Limitations: limited to minor work, applicant must submit everything (application, plans, contractor information, and any other required documents)
 - Time: Weekdays 8:00 am – 9:00 am
 - **Drop-offs** are generally processed within 15 business days depending on number of trades involved

Services Available

- **Expedite Reviews**

- Projects under a strict timeline may request reviews on an overtime basis for a fee.
- Benefit to Applicant: expected review time is significantly shortened.
- Requirements: submit a written request with justification to the Building Official for approval.

Services Available

- **Early Start Authorization**
 - Allows preparatory work to commence while permit application is being processed
 - Great head start for tenant build-out/improvements
 - Can be used for almost any type of permit
 - NO INSPECTIONS
 - CANNOT PASS BEYOND THE FIRST INSPECTION

Permitting Information

- **Other Departmental/Agency Reviews:**
 - Planning & Zoning: those permits affecting the use of the property, appearance, landscaping, etc.
 - Fire Prevention: those permits affecting life safety and egress, fire sprinklers, fire alarms, etc.
 - Engineering Division: those permits affecting vehicular ways, waterways, site drainage ,etc.
 - Broward County Environmental Protection
 - Florida Department of Environmental Protection
 - Florida Division of Hotels and Restaurants

Coordination Effort!



Permitting Information

- **Floodplain Management**

- New for 2010 Florida Building Code
- Introduces ASCE 24 requirements
 - Increases the finish floor height according to importance of building/structure
- City participates in National Flood Insurance Program and is rated through the Community Rating System
- City has a rating of 6, which provides 20% discount on flood insurance

Flooding? Accessibility?



Permitting Information

- **Important Code Awareness:**
 - Building
 - Broward County Administrative Provisions Chapter 1
 - 2012 Glitch code changes to the 2010 FBC effective April 25, 2013
 - visit www.floridabuilding.org
 - New flood maps coming soon to Broward County
 - Electrical
 - NEC 2008 version still in force
 - All component must be listed or site evaluated by Nationally Recognized Testing Laboratory (NRTL)
 - Plumbing
 - Water fixture efficiency in Broward County

Permitting Information

- **Broward County Formal Interpretation:**
 - Window replacement without engineering
 - Retrofit of Windows, Doors, Garage Doors, Shutters and Skylights under FBC Existing Building for Alteration Level 1
 - Use in single family, duplex and townhomes
 - No engineering required under 30' height
 - No wind calculations required
 - Use predefined pressure chart

Permitting Information

- **Plan Review Cycle**
 - Initial review after application submittal
 - Reviewed by applicable disciplines
 - Generate clarification or correction comments
- **Finding out about Disapproved Plans:**
 - Applicant can monitor reviews online and view all comments made by reviewer.
 - Staff notifies applicant.

Online Information

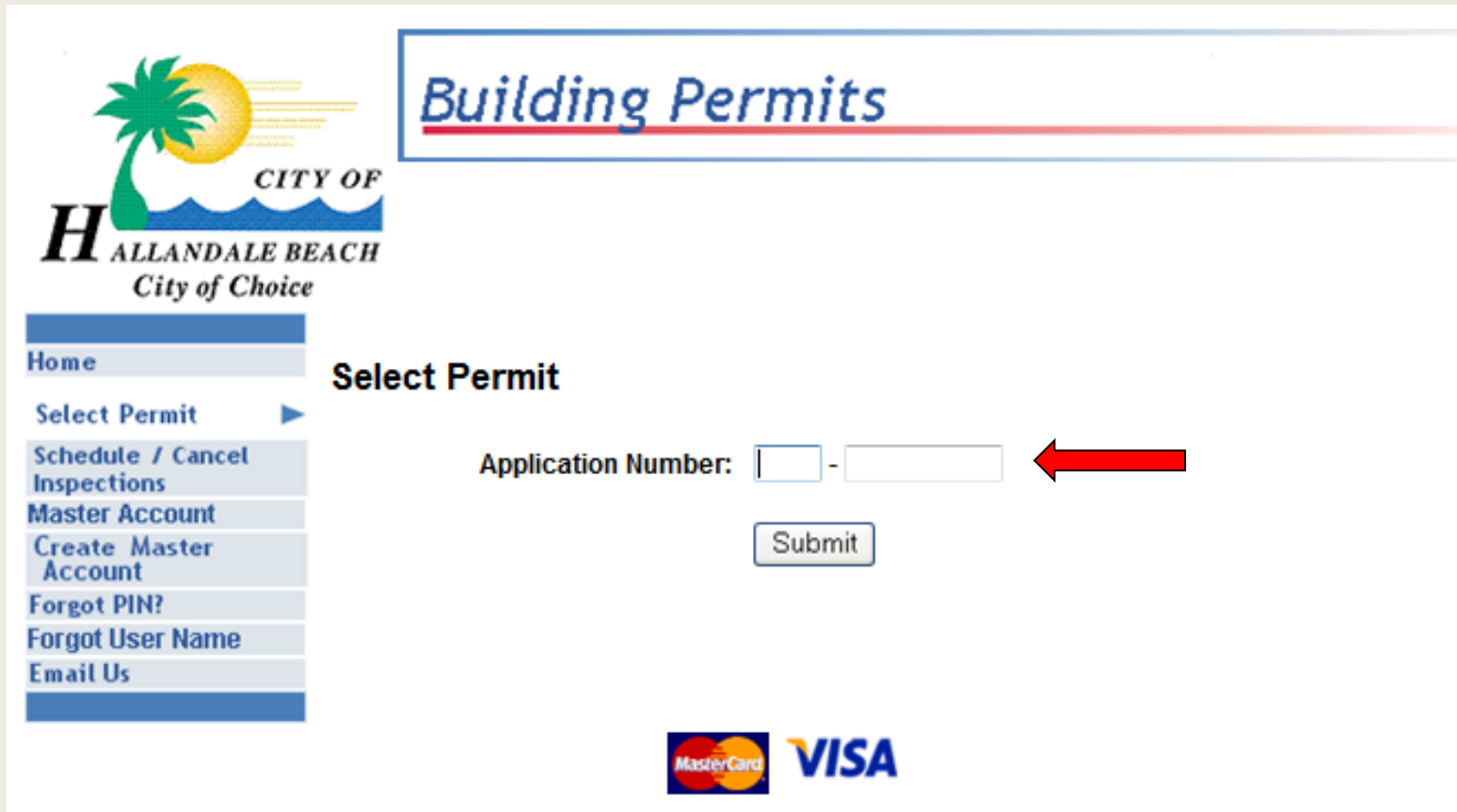
Online Services

- Access City website → “Building Permit” link
→ Click the online permitting link



Plan Reviews


- Enter application number provided



The screenshot shows the 'Building Permits' section of the City of Hallandale Beach website. The header includes the city logo and the text 'CITY OF HALLANDALE BEACH City of Choice'. A navigation menu on the left lists options: Home, Select Permit, Schedule / Cancel Inspections, Master Account, Create Master Account, Forgot PIN?, Forgot User Name, and Email Us. The main content area is titled 'Select Permit' and features an 'Application Number' field with two input boxes separated by a hyphen. A red arrow points to the second input box. Below the input fields is a 'Submit' button. At the bottom, there are logos for MasterCard and VISA.

Building Permits


Select Permit

Application Number: - 

MasterCard VISA

Plan Reviews

- Plan review status



Building Permits

Home

Select Permit

Status Detail

View Application Fees

Permit Status

Inspection Status

Plan Tracking Status

Schedule / Cancel Inspections

Email Us

Log Off

Plan Tracking Status

Select a plan below, to view agency comments.

Parcel ID: 1227-42-0010

Application Date: 10/17/12

Application #: 13 - 136

Address: 400 S FEDERAL HWY

Owner: CITY OF HALLANDALE BEACH

Application Type: COMMERCIAL, BUILDING OTHER '08

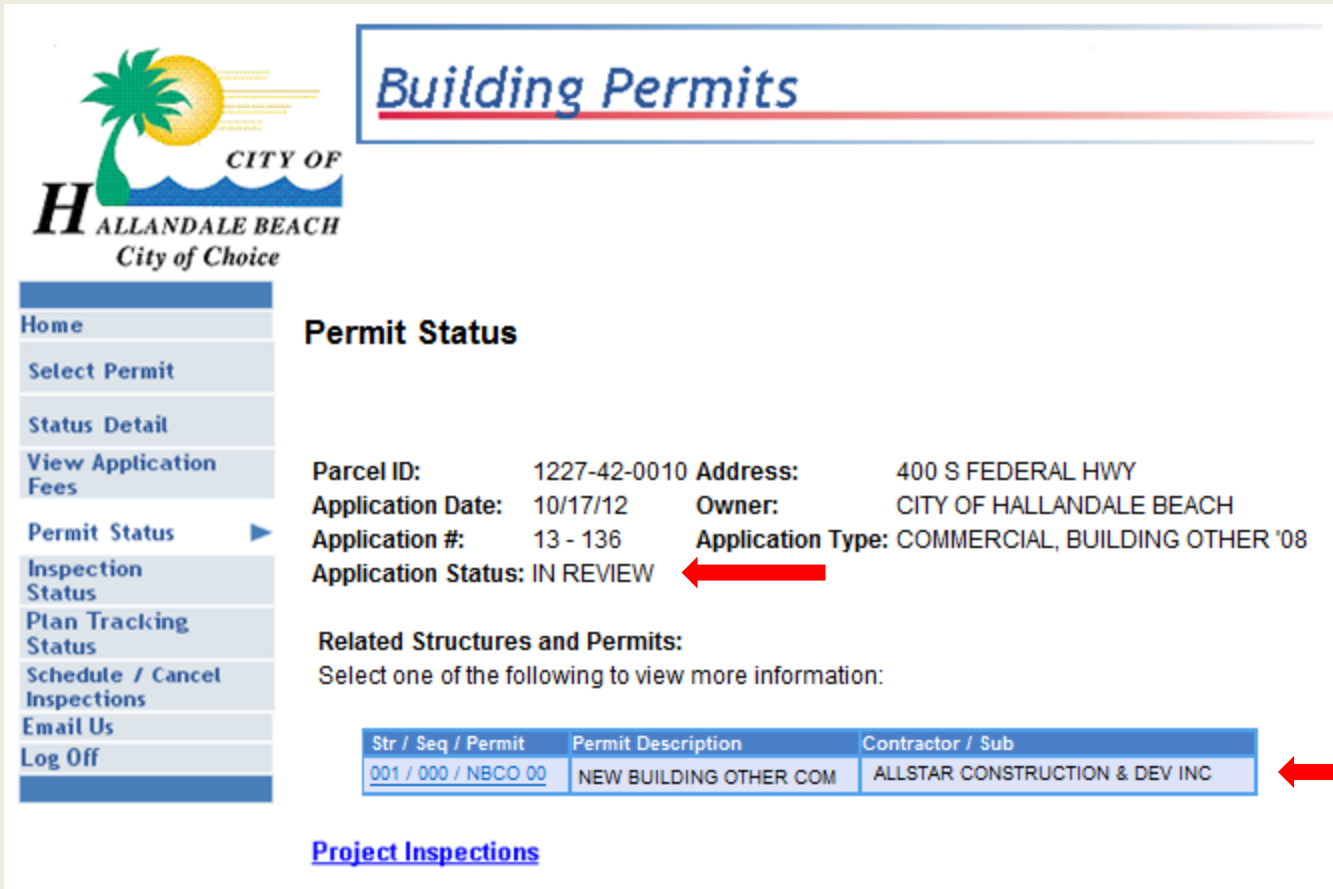
	Key Dates		Action Summary			Revision	
Agency Description	In	Est. Comp.	Last	Type	By	No.	Description
ROUTE PERMIT APPLICATION	10/17/12	10/19/12					
DOCUMENT PROCESSING	10/17/12	11/08/12	10/17/12	AC	GCH		
BUILDING	10/17/12	11/08/12	11/30/12	APP	SK		
CITY ENGINEERING	11/14/12	11/08/12	11/14/12	APP	AJ		
ZONING OFFICIAL	10/17/12	11/08/12	11/13/12	APP	RCC		

Disapproved Plans

- **What to do next?**
 - Check out documents to insert corrections only after a completed review cycle
 - Subsequent review round
 - Schedule appointments to meet with reviewers, if necessary.
 - Monitor application expiration (60 days)

Permit Status

- Permit status



The screenshot shows the 'Building Permits' section of the City of Hallandale Beach website. The left sidebar contains a navigation menu with the following items: Home, Select Permit, Status Detail, View Application Fees, Permit Status (highlighted with a blue arrow), Inspection Status, Plan Tracking Status, Schedule / Cancel Inspections, Email Us, and Log Off. The main content area is titled 'Building Permits' and displays the following information:

Permit Status

Parcel ID: 1227-42-0010 Address: 400 S FEDERAL HWY
Application Date: 10/17/12 Owner: CITY OF HALLANDALE BEACH
Application #: 13 - 136 Application Type: COMMERCIAL, BUILDING OTHER '08
Application Status: IN REVIEW ←

Related Structures and Permits:
Select one of the following to view more information:

Str / Seq / Permit	Permit Description	Contractor / Sub
001 / 000 / NBCO 00	NEW BUILDING OTHER COM	ALLSTAR CONSTRUCTION & DEV INC ←

[Project Inspections](#)

Approved for Permit

- **Before permits are issued:**
 - Contractor registration
 - Pay for permit
- **Permit Card** is issued and must be placed in a visible location
- **Notice of Commencement (NOC)** needs to be filed and made available for first inspection



CALL INSPECTIONS BEFORE 4:00 P.M.
FOR INSPECTION CALL: 954-457-1312
CITY OF HALLANDALE BEACH
BUILDING PERMIT

PERMIT No. _____ DATE _____

OWNER _____

CONTRACTOR _____

PURPOSE _____

ADDRESS _____

IT IS THE RESPONSIBILITY OF PERMIT HOLDERS OF EACH PHASE OF WORK TO PROCURE INSPECTIONS AS REQUIRED AND TO VERIFY APPROVALS PRIOR TO PROCEEDING TO NEXT PHASE.

NO INSPECTIONS WILL BE MADE UNLESS PERMIT CARD IS DISPLAYED AND APPROVED PLANS ARE READILY AVAILABLE.

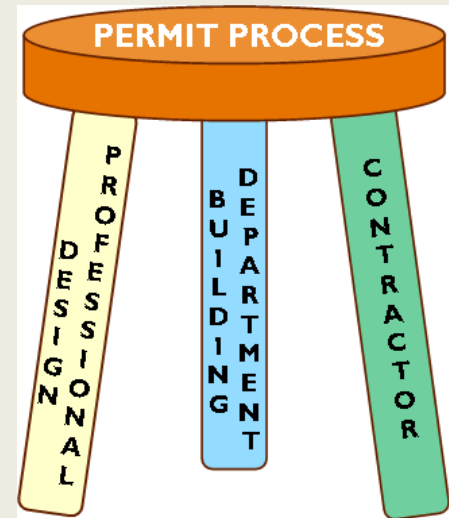
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Teamwork

Equation for a Successful Project

Design Professional + Code Officials + Contractor

- The stability of a three-legged stool
- We want to be easy to work with!



Construction Phase

- **After permit issuance construction may now begin**



Under Construction Awareness

- Noise Ordinance Section 9-103(10)
 - Work hours 8:00 am to 6:00 pm Monday through Saturday
 - Work hours 1:00 pm to sunset on Sundays (by owner or occupant, no contractor and no heavy equipment)
- Manage construction debris so it does not become a nuisance to other properties
- Maintain corridors and exits clear

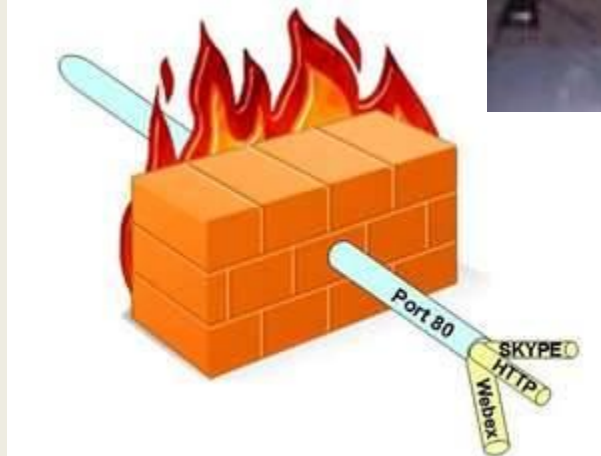


Hallandale Beach
PROGRESS. INNOVATION. OPPORTUNITY.

Under Construction Awareness

- Maintain the integrity of fire separation walls between tenants

FIRE
WALLS



Inspections

- **Inspections may be requested for the next business day via:**




Online: Cutoff time: 4:00 pm

Link from City website

- **Contractor must be registered with the City**
 - Enter passcode attached to the master account
 - Enter permit number

Inspections

- **Inspections may be requested for the next business day via:**
 -  **Automated Phone System:** Cutoff time: 4:00 pm
(954) 457-1312
- **Follow the phone prompts**
 - Enter permit number
 - Enter the three digit inspection code found on permit card

Inspections Services

- **After-hours, weekend and holiday inspections available upon request**
 - Requested in writing
 - Can be multiple trade inspections
 - Request for the same evening
 - Fee applies



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Too Quick!



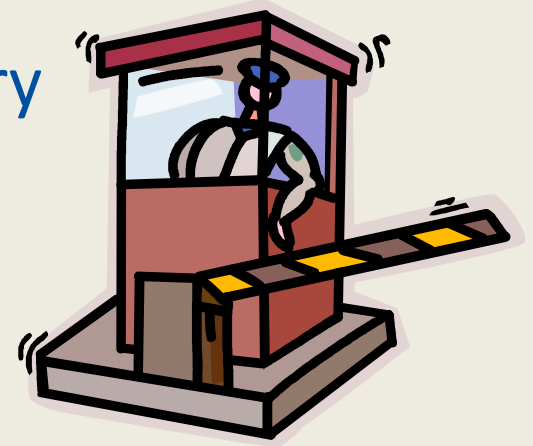
Inspections

- **Inspections vary by project.**
 - It is the responsibility of the contractor to request all required inspections.
 - Inspectors are available Monday thru Friday from 7:30 am to 8:00 am to answer questions.
- **Inspections are required for all permits obtained from the Building Division.**
- **Inspections ensure the physical work complies with codes and approved documents.**

Inspections

- **Access to Premises:**

- Gaining access to perform inspection is a challenge and affects our schedules
- Have plans and documents on-site for inspection
- Please provide:
 - Instructions to manned gate entry
 - Access code for lobby door



Inspections

- **Keep permit from expiring**
 - Commence work within 90 days of permit issuance
 - Inspections within 180 days
- **Other Agency Inspections:**
 - You may need inspections from:
 - Fire Prevention
 - Zoning
 - Engineering
- **Final Inspections**
 - All permits require a Final Inspection

Certificate of Occupancy

- **When is a Certificate of Occupancy necessary?**
 - New Construction and Change of Use
- **When is a Certificate of Completion issued?**
 - New shell buildings not intended for occupancy
 - Optionally requested after completion of work
- **Temporary Certificate of Occupancy**
 - When all life safety and accessibility issues are resolved and occupancy is needed before final
 - 90 Days

Lien Law

- If your contractor fails to pay the sub-contractors and material suppliers, your property could be affected.
- See Florida State Statutes 713, Part 1
- **Property Owners Protect Yourself**
 - Request a Release of Lien for improvements costing over \$2,500
 - Including sub-contractors and material suppliers
 - Request a Partial Release of Lien for partial payments
 - File a Notice of Commencement before beginning
 - Failure to record a Notice of Commencement could contribute to paying twice for work or materials

Lien Law

- Make sure a Final Inspection for the permit has been approved
- Keep your permit documents for future reference



Hurricane Season

- **June 1st to November 30th**
 - Active construction jobsites must secure loose materials upon issuance of a hurricane watch
 - Unbundled roofing materials must be secured
- **Inspectors will scope City**
 - Visit sites containing construction material





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Hurricane Season



Hurricane Season

Wood Pallet



Effective Solution?



Expired Permits

- **Renewing Expired Permits**
 - Any expired permit pending only final inspections can be easily re-activated and inspected
 - Expired permits pending more than final inspection can be renewed
 - Use existing documents, a new permit application and your contractor
 - Re-review documents and issue new permit number

Changing Contractors

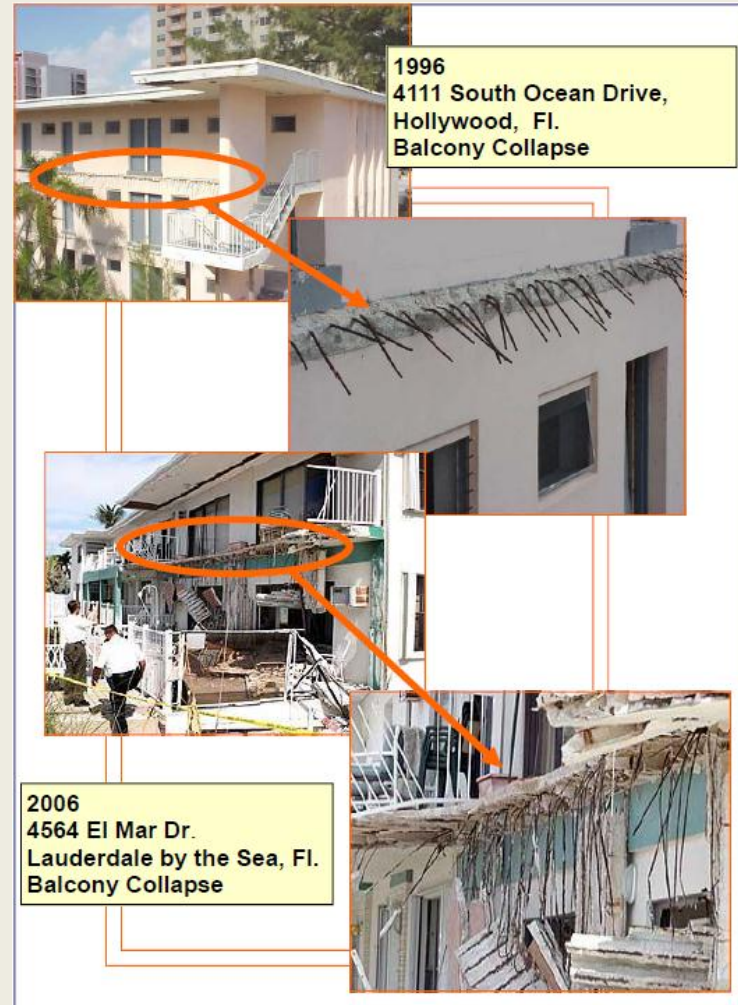
- **With Consent of Existing Contractor**
 - Owner and existing contractor sign the change of contractor form
 - New contractor submits permit application with license information
- **Without consent of Existing Contractor**
 - Owner sends registered return receipt letter to existing contractor, submits copy of both to department
 - New contractor submits permit application with license information

40-Year Building Inspection

- **40-Year Building Safety Inspection Program**
 - Broward County requirement since January 1, 2006
 - Applies to all buildings and structures except:
 - All single family residences, duplexes and minor structures less than 3,500 square feet.
 - Purpose:
 - Program is designed to minimize the possibilities of future building failure.
 - Not intended to determine compliance with current codes.

40-Year Building Inspection

- Balcony Collapse
- Building Collapse



40-Year Building Inspection

- **Yearly Schedule** (starting June 2013)
 - June (preceding the specified calendar year)
 - Board of Rules and Appeals forwards Property Appraisers data to each city
 - June - August
 - Building Officials send notifications
 - Property owners will receive notifications at the address listed by the property appraiser's office

40-Year Building Inspection

- **Yearly Schedule**

- September, October November (No later than)
 - 90 day period for property owner to return structural and electrical reports
 - Hire a State of Florida licensed Architect or Engineer
 - Submit your report and \$350 fee
 - If repairs are identified a repair permit is required
- December through May (No later than)
 - 180 day period to conduct necessary repairs
- Recertification
 - Re-inspection every ten years

Modernization

- **Coming Soon!**
 - Electronic Plan Reviews
 - Streamlined Plan Review Process
 - Concurrent reviews among City Departments
 - Concurrent reviews with County and State agencies
 - Electronic/Digital Signatures
 - FDOT PEDDS
 - Third party digital signature verification
 - Other options



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**DEVELOPMENT SERVICES DEPARTMENT
PLANNING & ZONING DIVISION**

Planning & Zoning in Hallandale Beach

Planning & Zoning

- Tree Removal Permits
 - Permits are only approved if the following conditions exist:
 - Tree is diseased, injured, and/or in danger of falling;
 - Too close to existing or proposed structure so as to endanger structure;
 - Interferes with utility service, or causing damage to public R.O.W.;
 - Creates unsafe vision clearance;
 - Growing too close to other trees to permit normal growth.
 - If above criteria is met then replacement tree(s) is/are required based on the size of tree to be removed.
 - Staff is available to answer questions, supply City plant list, and determine other options rather than removal.



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FIRE PREVENTION

Fire Safety in Hallandale Beach

Fire Plan Reviews

- Apartment unit modifications
 - Must address any secondary exit
 - Architect must note on plans when the door is blocked and provide the UL assembly used to bring that area up to the fire rating of the corridor walls
 - There must also be a note regarding removal of the door knob and replacement with fire rated blank
- Availability of Fire Plan Reviewer
 - Fire Plan Reviews, Inspections and meetings are available Monday, Tuesday, Thursday, and Friday
 - Building Division morning “walk-throughs” do not include a Fire Review, but can be scheduled with the Fire Plans Examiner in order to expedite the permit

Fire Plan Reviews

- Fire Inspections
 - Must be phoned in to the Fire Plans Examiner at 954-457-1478
- Fire Temporary Certificate of Occupancy
 - All life safety systems must be approved
- Fire Certificate of Occupancy
 - All life safety systems must be finalized
- Fire Review Fees
 - Architectural plans review fee is .08 per square foot
 - Life safety systems (fire alarm, fire sprinkler, etc.) permit fee is based on percentage of life safety systems job cost
 - **JOB COST MUST BE NOTED ON APPLICATION**
- Questions regarding Fire Plan Reviews
 - Please contact the Fire Plans Examiner at 954-457-1478



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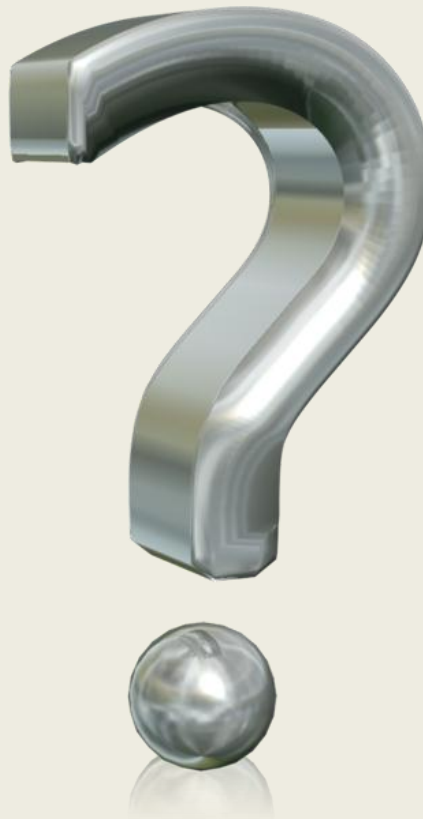
Thank you!

Thank You

- We Value Your Feedback!
- Staff is Available for Questions
- Please complete your comment card



Questions Please





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ePERMITTING & Electronic Environmental Review





Broward County's ePermit Portal is now live

- www.broward.org/ePermits
- Just the beginning of many new electronic options that are on the way. Provides centralized information about Broward County Permit programs.
- Soon several permit applications will be available through ePermitting.
- First ePermit - Electronic Environmental Review



Environmental Protection and Growth Management Department
PLANNING AND ENVIRONMENTAL REGULATION DIVISION
1 North University Drive, Building A, Suite 102 Plantation, Florida 33324 954-357-6666 FAX 954-357-6521

Broward County Environmental Review Approval Certificate

Issue Date: 10/9/2012

DER Review #: 000364322

Title of Drawings:

Project#:

Plan Last Revision Date:

Bldg Dept Jurisdiction: Pompano Beach

Legal Description: Plat Name: Test Plat **Lot:** Block:

Address: 1 Test CO University Drive, Pompano Beach, Fl. 33066

Construction Type: New Construction

This approval is issued in accordance with Sec. 27.66 of the Broward County Natural Resource Protection Code. This approval is specific for the plans and description described on this approval, any changes in footprint, Lot #, or bedrooms or use will require a new approval.

Development Review

☒ **BUILDING OFFICIAL:**

☒ **TRANSPORTATION CONCURRENCY SATISFACTION:** Certificate is hereby issued

*Any revision to these plans requires a new development review by the division.

Environmental Review

APPROVED

- ☒ **NO DEWATERING PERMITTED - CONTAMINATION** If soil or groundwater contamination is discovered during construction activities, the provisions of SEC. 27.353 of the Broward County Natural Resource Protection Code shall apply: All construction must stop immediately and the Broward County Pollution Prevention, Remediation & Air Quality Division must be notified. Construction may only resume after Broward County Pollution Prevention, Remediation & Air Quality Division approval is granted in writing.
- ☒ **NOTICE - TREES** The applicant is hereby informed that the removal or relocation of trees will require a tree removal license in accordance with SEC. 27.340 of the Broward County Natural Resource Protection Code.
- ☒ **ATTENTION** THIS APPROVAL MUST BE ACCOMPANIED BY A PLANNING AND ENVIRONMENTAL REGULATION DIVISION ENVIRONMENTAL REVIEW PROCEDURE FORM

If a building permit is not applied for within 30 days of the Environmental Review Approval, plans must be re-submitted to the Planning and Environmental Regulation Division for re-evaluation.

Development Reviewer Name: Linda Loiodice

Environmental Reviewer Name: Linda Loiodice

NEW APPROVAL CERTIFICATE





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UNDERGROUND UTILITIES

SUNSHINE 811 "CALL BEFORE YOU DIG"



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